SMART4
REAL ESTATE CONSULTANCY

RETAIL PREMISES AVAILABLE
47 Green Street, Gillingham, Kent, ME7 1XA

LOCATION

The property is situated just off the prime pitch of Gillingham High Street facing the Post Office Sorting Office, whilst being close to Boots, Iceland, Costa Coffee, Specsavers, WH Smith, Poundland, Superdrug and Wilko.

ACCOMMODATION

The property is principally designed over three floors having the benefit of rear servicing in a self-contained yard, where there is limited parking.

The property comprises the following approximate areas:-

Ground Floor Net:	870 sq	(9,400 sq ft)
First Floor Net:	120 sq m	(1,320 sq ft)
Basement Net:	21 sq m	(232 sqft)
Gross Ground Floor:	1,140 sq m	(12,250 sqft)
Site Area:	1,490 sq m	(16,000 sqft)

TENURE

The premises are available to let on a new lease for a term to be agreed.

RATES

We are verbally informed by the Local Rating Authority that the premises have been assessed for rating purposes as follows:

Rateable Value: £43,100 UBR (2016/17): 49.7p Rates Payable: £21,420

VIEWING

Please contact Hamish Smith for further information or to arrange inspection:

T: 020 7569 9908
M: 07725 359027
E: hs@SMART-4.co.uk

April 2017

EPC available on request
Subject to Contract and Exclusive of VAT
These particulars and the descriptions and representations contained do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. Smart 4 Limited. 3 Hanover Square, London W1S 1HD.

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